



# Somerville Redevelopment Authority

Philip Ercolini, Chair  
Iwona Bonney,  
Secretary  
Ben Ewen-Campen  
William Gage  
Emily Hedeman  
Patrick McCormick  
Christine Stone

## Meeting Minutes

**Location:** Virtual meeting via GoToWebinar

**Date:** June 16, 2021

**Time:** The meeting started at 5:30 pm

### Attendance

**SRA Members Present:** Iwona Bonney, Ben Ewen-Campen, William Gage, Emily Hedeman, Patrick McCormick, Christine Stone, Phil Ercolini (Chair)

**Staff Present:** Eileen McGettigan (Special Counsel), Tom Galligani (Director of Economic Development), Rachel Nadkarni (Urban Revitalization Specialist)

### Agenda Items

#### 1. Approval of the May 19, 21,2021 meeting minutes

**Motion to approve the minutes of the May 19, 2021 meeting by Ms. Bonney. Seconded by Mr. Gage. The motion was approved by a roll call vote, unanimously, by all present members.**

#### 2. Public comments

- No comments

#### 3. Union Square Update

- Mr. Galligani mentioned that there is site activity happening at the D2 site as US2 begins to do some site work, excavation, and pile driving for the residential tower. The site is active right now, and vertical construction will probably begin sometime in the next 60 days.
- Mr. Galligani also mentioned that the foundation for the MBTA elevator that will connect people from Prospect Street above down to the train station is under construction.

#### **4. Winter Hill Urban Renewal Plan Update**

- Ms. Nadkarni provided the update. The plan was submitted to the DHCD office on May 27, 2021, and we received confirmation on June 1<sup>st</sup> that they were starting their review. DHCD estimated that the review process would take 60-90 days.

#### **5. 90 Washington Street Demonstration Project Plan Update**

- Mr. Galligani explained that there has not been much change from last month. There was a meeting last Wednesday of the Public Safety Building Committee. He provided a brief update about the schedule for doing public engagement for the private development site that won't be part of the public safety building.
- Mr. Galligani expressed that it is expected that over the summer we will be working with the planning team. The public engagement process is expected to start in the fall or early winter, with the goal of then being in a position to prepare and issue an RFP to select a developer in the spring.
- The goal is to have a plan for the 2-3 acres that are going to be left available on the site.
- Ms. McGettigan explained that the document that requires a vote of the SRA is to hire an environmental consultant as part the team of our eminent domain counsel, Jim Masterman. She explained that the contract we have with Mr. Masterman allows him to put together a team of experts for the damages phase of the litigation process.
- Mr. McCormick asked about the environmental consultant scope of work. Ms. McGettigan explained that they will survey the site conditions and figure out what could be built there and the cost of building on the site.
- Mr. Galligani expressed that the SRA has to vote to hire TRC as an environmental consultant for the litigation, but that they have also been retained by the City to do some site investigation as part of the City's brownfields program.

**Motion to authorize TRC as an environmental consultant by Mr. McCormick. Seconded by Mr. Ewen-Campen. The motion was approved by a roll call vote, unanimously, by all present members.**

#### **6. Assembly Square Update**

- Mr. Galligani gave an update on two different topics. The first one was the opening and closing of businesses in Assembly Square. Shake Shack, Sweet Green, Warby Parker, Cambridge Savings Bank, and Totto Yakitori will open in July. Night Shift Brewing and Smoke Shop are partnering to create an outdoor activation on Assembly Row Block 7. Lucky Strike Social is doing a re-opening on June 24.
- Mr. Ercolini asked if these businesses are moving into a new space or are they occupying a space that was previously vacant. Mr. Galligani explained that it is a mix since some are opening in spaces where businesses have closed, and others in new spaces.
- Mr. Galligani provided an update on the Assembly Square Neighborhood Plan. He mentioned that there is a final draft being reviewed. It is expected that the draft will be ready in a couple of weeks and at that point in time the planning staff will be ready to work with the Council President to organize a presentation to the City Council.

7. **Other business**

- None

8. **Next Meeting:** July 21, 2021 at 5:30 PM. Location: Virtual Meeting- Software GotoWebinar

9. **Meeting Adjournment**

**Motion to adjourn at 5:48 pm by Ms. Bonney. Seconded by Mr. Gage. The motion was approved by a roll call vote, unanimously, by all present members.**